

Moutries  
Invite Inspection  
of their  
Duo-Art Players.

# The China Mail.

August 24, 1921, Temperature 51

Barometer 29.63

Rainfall 0.27 inch

Humidity 89

August 24, 1920, Temperature 79

No. 19,345.

三拜禮

號四廿月八年一十二百九千一英

HONGKONG, WEDNESDAY, AUGUST 24, 1921.

日一廿月七酉辛大歲年十國民華中

PRICE \$3.00 Per Month

## BUSINESS NOTICES

### PERFECTION AT LAST.

The only Player Piano that does not sound "Automatic"

### THE DUO-ART

manufactured by The Aeolian Company of London & New York.

Reproduces perfectly, selections as played by all the leading Pianists of the World, including Paderewski himself.

Demonstration gladly given to anyone interested.

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(HEALTH TO YOU)

Beare & Very Old Liqueur

— BLENDED —

Scotch Whisky.

Daniel Crawford & Son, Limited,  
Glasgow.

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A PHILIPS LAMP  
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### GUERLAIN

Paris.

Parfums	Price	Parfums	Price
Champs Elysees	\$11.00	Boccon de Parisienne	\$4.00
1/2 Litero Elysees	10.50	Imperial Rose	4.00
Rose de La Paix	10.50	Heliotrope Blanc 600	4.00
Quand Vient l'Été	10.50	Pour l'Épouse	4.00
Vague Souvenir	10.50	Marché	4.00
Une Rose	10.50		
Yvonne Troubler	10.50		
Kadine	10.50		
Fragrance, Large Bottle	7.50		
Après l'Orage, Large Bottle	7.50		
Village, Large Bottle	7.50		
Le Bon Vieux Temps, Large Bottle	7.50		
Jasmin de Indes	7.50		
MI Mai	7.50		
Fragrance, Small Bottle	6.00		
Après l'Orage, Small Bottle	6.00		
Village, Small Bottle	6.00		
Le Bon Vieux Temps, Small Bottle	6.00		
For Women's Toilet	6.00		
La Voilette de Madame	6.00		
Pleur Qui Meurt	5.50		
Ticky	4.00		
Jeckly Onix	4.00		

J. ULLMANN & CO., Hongkong,  
SOLE DISTRIBUTORS.

## TO-DAY'S CABLES.

(Reader's Service to the China Mail)

### BELFAST OUTRAGE.

#### ARMED UNIONIST MOB ATTACKS CATHOLICS.

#### POLICE QUELL FIERCE FIGHT.

LONDON, August 23.

The Westminster Gazette correspondent in Belfast, reports an outbreak of disorder yesterday evening in a number of streets in the Catholic quarter near where a bomb was thrown on Sunday night. It is alleged that a Unionist mob with rifles and revolvers made an organised attack on the Catholics. A fierce fight ensued. The curfew regulations were disregarded. After the firing had lulled the Catholics retreated, but the Unionists attacked their dwellings, smashing windows. The Catholics again emerged and found the streets in darkness. The police arrived and fired on the opposing crowds. Order was restored at midnight.

### COLONIAL RESEARCH.

#### WHAT THE UNIVERSITIES CAN DO.

LONDON, August 23.

The committee appointed by Viscount Milner to investigate the utilisation of the assistance of the universities in carrying out research with a view to protecting the inhabitants of the colonies and protectorates from disease and the development of colonial natural resources, has issued a report rejecting the suggestion to form a separate colonial research service and recommending that the universities encourage post-graduate study and make provision for facilities and laboratories for training students in the principles and methods of independent research. The report expresses the opinion that candidates for research appointments should not be selected by competitive examination but should be chosen by the Colonial Office from a list recommended by the universities and colleges whom the committee advises to co-ordinate the results of investigations by individual colonies in keeping watch over the whole development of the Empire and preparing a supply of investigators to deal with pressing emergencies and undertake special investigations.

### ROTTER WITH CHOLERA.

#### SOVIET URGED TO BURN TOWN OF ASTRACHAN.

STOCKHOLM, August 23.

The Svenska Dagbladet publishes a message from Helsingfors stating that the Soviet commissary at Astrakhan has informed the Moscow Government that Astrakhan is so full of filth that it would be useless to try to fight cholera. He recommends that the inhabitants leave for Siberia and that the town be destroyed by fire.

### WAR IN MOROCCO.

#### COMMON FRENCH AND SPANISH ACTION?

MADRID, August 23.

A message from Melilla states that General Berenguer considers the men and material at his disposal sufficient to start a new offensive before the rainy season begins. Meantime the Moors are resuming hostilities and are persistently attacking Spanish food convoys.

Senor Leon, the Spanish Ambassador in Paris, has arrived at Madrid. His visit is much commented on. It is believed that France is making overtures with a view to common French and Spanish action in Morocco.

### HOME CRICKET.

#### AUSTRALIANS DEFEAT GLOUCESTER.

LONDON, August 23.

At Cheltenham the weather was dull. Gloucester made 175. Keigwin, playing confidently, made 65. Malley took ten wickets for 66. The Australians won by an innings and 136 runs.

Kent won by ten wickets. Middlesex by an innings and 13 runs, Hampshire by 251 runs, Nottingham in the first innings, and Yorkshire in the first innings.

### COPPER FOUND IN SHETLAND.

#### INEXHAUSTIBLE SUPPLY OF SUPERIOR METAL.

LONDON, August 23.

Importance is attached to the discovery of copper in Shetland. Experts declare that the supply is inexhaustible and superior to Spanish copper. Plant is being laid down immediately and mining is expected to begin in September.

### STORMY SOUTH AMERICA.

#### PANAMA-COSTA RICA WAR.

WASHINGTON, August 23.

A Note forwarded to Panama yesterday declared that the United States would not permit hostilities arising from the occupation of the Goto region by Costa Rica. The Note was sent in response to a communication from Panama indicating that if Costa Rica attempted to reoccupy the disputed territory, force would be used to resist such occupation unless the United States made it clear that the government would prevent it.

### AMERICAN AGRICULTURE.

#### A MILLIARD DOLLARS TO STIMULATE EXPORT.

WASHINGTON, August 23.

The House of Representatives passed a Senate Bill making available a milliard dollars for the stimulation of agricultural export after eliminating provision authorising the war finance corporation to purchase \$200,000,000 farm loans. Thus the measure provides further action before submission to the President.

## THE DOLLAR.

To-day's closing rate 2/8 5/8

To-day's opening rate 2/8 3/8

## PRAYA EAST.

### THE RECLAMATION SCHEME.

#### MARINE LOT OWNERS MEET.

At the City Hall yesterday evening, holders of marine lots interested in the Praya East Reclamation Scheme met to consider the draft of a Bill to be submitted to the Legislative Council in connection with the arrangement already reached between the Government and the lot holders regarding the terms under which the project shall be carried out.

The Hon. Sir Paul Chater, C.M.G., presided and there were present Messrs D. G. M. Bernard, M. J. D. Stephens, L. S. Greenhill (representing the Land Investment Co.) A. S. Gubbay (representing Mr. C. S. Gubbay), J. C. Pank (representing Messrs Gande, Price and Co.), F. A. Mody, Lam Woo, and Li Shi Yuen. The Rev. G. Waldegrave (representing the Mission to Seamen) and many others, including several Chinese gentlemen.

Mr. John Duncan, executive engineer of the P.W.D., who prepared all the plans and diagrams and supervised all soundings and surveys in connection with the scheme, was present to elucidate any point that might require explanation.

Mr. L. S. Greenhill, who acted as secretary of the meeting, read the notice convening the meeting. The Chairman said: Gentlemen.—On May 4 last year, we met to consider the Government proposals with regard to the Praya East Reclamation Scheme. Those proposals have now reached a more concrete stage and at the request of the Government I sent you each the other day a copy of the draft of the bill which it is proposed to lay before the Legislative Council. You have now had several days in which to consider these proposals and I shall be glad to hear what you have any suggestions to make as to alteration or addition so that we may now consider them and, if thought advisable, lay them before the Government. Before going further, however, it might be as well that I should point out that under Section 2 of the proposed Ordinance all those who are entitled to participate in the scheme must, within three months of the commencement of the Ordinance, deposit at the Hongkong and Shanghai Bank a sum equal to 25 per cent of the amount it is estimated they will eventually have to pay on the portion allotted to them and then attend at the Land Office (Sub. Sec. 5 of Sec. 4) and enter into an agreement similar to the draft Schedule on page 8 of the paper you hold. Later, various calls (Sub. Sec. 2 of Sec. 8 and Sec. 10) will be made and these must be paid within seven days of the notice sent to each owner under Section 9 of the proposed Ordinance a Crown Lease (Crown Rent being at the rate of \$500 per acre) for the term of 99 years will be granted with option of a further term of 99 years to commence as soon as the commencement of building operations. The latest plan is to all intents and purposes similar to that which you inspected last year. If any gentlemen present wish to ask questions I shall be pleased to answer them to the best of my ability or to discuss any suggestions they may have to put forward.

The speech was then translated into Chinese for the benefit of the greater part of those present.

No questions having been asked, the Chairman put to the meeting a motion approving the reclamation scheme and the draft of the Bill to be submitted in the Legislative Council.

Mr. M. J. D. Stephens, who seconded the motion, took the opportunity to thank Sir Paul, on behalf of the various lot holders, for the part he had played in the negotiations with the Government. It was largely due to the Chairman's efforts in this direction, he said, that the scheme had been made possible. The speaker was confident that the scheme would prove of great benefit to the Colony and would greatly help to open up business further east of the congested area in the town. He felt sure that they would see great development in that part of the Colony. Therefore, he had great pleasure in seconding the resolution.

The motion having been translated into Chinese, was then unanimously passed.

The Chairman: I will now advise the Government to approve of the Bill. That is all and business gentlemen I think you will find it interesting.

## BUSINESS NOTICES

### GENTLEMEN'S

#### HIGH-CLASS

#### OUTFITTING.

3 NEW  
ITEMS

Superior Quality Felt Neglige Hats in New Art Shades of Grey, Fawn and Drab, with Soft reversible brims and lined White Silk - \$15.00 each.

Extra fine quality Neglige Shirts in a new Mercerised Mixture, beautifully soft and cool. In Plain Sky, Pale Heliol, or Pale Blue, complete with Soft Polo Collar to match - \$10.50 each.

Cream Gabardine Trousers, the "Acme" of Comfort and Elegance; fit, appearance and good value, the essential features - \$30.00 pair.

MACKINTOSH & Co., Ltd. Men's Wear Specialists. 15 Des Voeux Rd. Tel. 22.

### FLETCHERS'

#### PRICKLY HEAT LOTION

RELIEVES AND CURES

THE MOST OBSTINATE CASES OF

#### PRICKLY HEAT.

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### THE PHARMACY

TEL. 345.

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### FIREGRATE

for every style of room  
can be found at:—

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TELEPHONE 2843.

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ALEXANDRA BUILDINGS.

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Studio reopened at 38-40, Queen's Rd. C. (opposite Hongkong Theatre) photo taken Day and Night using 5,000 c.p. light. Film Printing and Developing undertaken. Special attention to Home portraits. Telephone 234.

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#### L'ANGORA

#### TONIQUE RAFAÏCHISSANT.

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## LAMBERT BROS.

AUCTIONEERS, APPRAISERS  
AND SURVEYORS

## Public Auctions—

THE Undersigned have received instructions  
to sell by Public Auction.

on

THURSDAY, August 25, 1921.

commencing at 11 a.m.

at Quon Lee Workshop, Hungnam.

(For Account of the Concerned)

A Quantity of Miscellaneous

Goods

Comprising:—

Rubber hose, Iron pipe fittings.

Steel wire, Mastic wall boarding.

Engine parts, Antifiction metal.

Rivets, Bolts, Nuts, Washers, Files.

Wood screws.

Also

1 Set Diving Gear.

Terms:—Cash on delivery.

LAMBERT BROS.,

Auctioneers.

on

FRIDAY, August 26, 1921.

Commencing at 2.30 p.m.

at their Sales Rooms, Duddell Street.

A Very Fine and Superior

Selection of Genuine Old Chinese

Caricatures of Extreme Rarity.

Comprising:—

Bronze and Porcelain vases, incense

burner, plates, figures, ginger jars.

Flower pots, bowls, wine cups, tea pots.

Josses, lions and ornaments, Pekin Glass

stuffed bottles and vases, Crystal, Agate

and Jade Figures, vases, lions, josses

and ornaments, Necklaces, Pekin

cloisonné vases, enameled plates, bowls.

Lacquered screens, rattan, side-table,

chairs, Szechow Blackwood chairs inlaid

with porcelain panels, Mandarin coats,

and Porcelain of Kanghi, Yungching,

Kienlung, Tching and Tseung Dynasty.

periods, Including Scrolls of Targ,

Sung, Yuan, Ming and Tsing Dynasties.

Also

Agate Incense Burner and cover

On view from Thursday the 25th

August.

Catalogues will be issued.

Terms:—Cash on delivery.

LAMBERT BROS.,

Auctioneers.

Hongkong, August 10, 1921.

## TIN WATER SUPPLY.

Level and Storage of water in reservoirs

on the 1st August, 1921.

CITY AND HILL DISTRICT WATER WORKS

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YOU CANNOT AFFORD TO  
BE WITHOUT THEM.

JUST received a large Consignment  
of (1) LACTOGEN the most digestive  
food for Infants which keeps good in  
quality during Hot weather (2) LAC-  
TOSE (Milk Sugar) for sweetening the  
foods of Infants and Dyspeptics (3)  
MILFORD-McGRATH FLUID INSEC-  
TICIDE the Best Fluid for destroying  
Flies, Mosquitoes, Bugs, Flies and all  
other Insect Pests in Summer days, and  
(4) JOHN CAHILL'S GOLDEN  
FLEECE, MAGIC and CINDERELLA  
SOAPS for keeping everything clean in  
Houses.

PRICES are Very Moderate. In-  
spection and Enquiries are cordially  
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Sole Agents for Hongkong and South China.

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COMPLETE SET,

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7 STAMPS.

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Seeds, Religious Goods, Toys, &amp;c.

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Every kind of Footwear.

MADE TO ORDER.

CHERRY &amp; CO.,

PEDDER STREET,

Opposite Hongkong Hotel

Telephone No. 491.

Hongkong, March 20, 1921.

TERMS VERY MODERATE.

CONSULTATION FREE.

THE NEW FRENCH REMEDY.

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AN IDEAL COTTON CLOTH—FINE MERCERISED FINISH,  
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ADMIRABLY SUITED FOR TENNIS—GOLF ETC.—WHERE  
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## ACKNOWLEDGMENT.

The Sons of the late Mrs. Francisca Noronha Machado desire to thank their numerous friends for their kind expressions of sympathy and the many beautiful tributes sent in their sad bereavement.

## The China Mail.

ESTD. 1876. JUSTICE. PUBLIC SERVICE.

HONGKONG, WEDNESDAY, AUG. 24, 1921.

## A PADRE ON THE PRESS.

Caught by the headline, "Pulpit gets back at the Press," we have done what we perhaps would not have done. We have read right through a long sermon by the Rev. J. Kirk Macdonald. Sermons in these days are very often like newspaper leaders, the advantage the Padre has in greater leisure for preparation being offset, perhaps, by his more limited range of subjects. It is our opinion that newspaper leaders should sermonize more than they do, although not necessarily on pulpit lines. Now we do not find that in this instance Mr. Macdonald was doing anything so vulgar, or so unseemly and inappropriate in the pulpit, as "getting back" at anything. With much of his criticism of the journalism of the day we are obliged to agree. We approve of so much of it that if he came to edit the China Mail for a couple of days, just to show the world how it should be done, we would gladly take his pulpit for a couple of Sundays, and guarantee to deliver four sermons that will not be too much of a shock for his congregation. Or, if he would prefer it, we will go fishing while he does our editing and sets a standard for us. Let us be frank with him, and not censure him in any way. He would find, we think, difficulties

and obstacles upon which he has not reckoned. There are, we can assure him, newspaper offices in which the editorial spirit is willing, but in which circumstances are too strong for it. How gladly would many a newspaper bring good tidings, in preference to bad news, if it only could. In our own little corner, in our own small way, the China Mail does try to keep the flag of cheerfulness flying, and to dwell on goodness when it may. It is not, perhaps, rather to overstate the case where he says that "our average daily news columns" indicate that we are "a decadent race with an appetite for the degrading and little interest in things which are honourable and of good report." Is there not some analogy between the newspaper reporting of crime and the pulpit denunciation of sin? No one dreams of accusing a Padre, thus denouncing sin, of "an appetite for the degrading," though sometimes, as in the case of the Rev. Bernard Vaughan, or whatever preacher it was that tickled London with sermons on the Sins of Society, we do seem to detect in the pulpit a little of the unholiness which our local Padres see in the Press. Marital problems are so universal that we can conceive of many men and women reading divorce case reports without the least impure thought or motive, but rather with a healthy curiosity to learn more and more of our common human nature. "There, but for the grace of God, go I," we can imagine a husband or wife saying, as they read the details of quite ordinary quarrels and misunderstandings that lead, more than lust does, to much of the marital infidelity so recorded. We submit this as a suggestion, that the appetite for such newspaper reports is not generally a prurient one, nor a sign of decadence. Our theory, Mr. Macdonald, will admit, has more Pauline charity about it than the sweeping condemnation which brands newspaper editors and newspaper readers as a decadent race.

We would like to vary our contents more. We would like to announce every scientific discovery, every notable movement of mankind toward uplift and betterment, but there seems so little "good news" of that kind, compared with the "bad news" about our faulty human nature, that in all probability, if we insisted on equal proportions, we could publish only fortnightly instead of daily. The Padre is entitled to retort, "So much the better," but as practical men in a practical world, we cannot discuss possible points of that sort. A daily press we have, and daily we must fill it with the best we can get. That is where our challenge to the reverend gentleman applies, if he can get more glad tidings than we can—speaking for the Press as a whole—we would be glad to have him show us how. Let him rid himself early of at least one delusion, that the newspapers are offering "the outre, the abnormal, and the distorted." Bad as it looks, we conceive they are offering news of normal human nature as it is, and not as it ought to be. The only detail in which the Press can fairly be accused of misrepresenting society as it is, is this, that in the nature of things its exposure is confined to cases that have been found out. The unreported cases that have not been found out would swamp their columns.

We may remark that this sermon offered what to us was certainly an item of real news. That was the announcement that in all parts of the country the churches report growing memberships. "Denominational returns, after some years of stagnation or even loss, are showing increases." That is important news, which we must admit has been overlooked by the daily Press. If "the flowing tide," as we are here told, is with the movement in which our Padre is peculiarly interested, then we may say that the condition of the Press cannot matter much, its degradation is not being infective, all goes well, and there is no need to worry—or to complain.

## LOCAL AND GENERAL.

A farmer living at Hangtauchang, Kowloon City, yesterday lost a bullock worth \$60. He suspects it had strayed from his field and was stolen.

A *mui tau* living at No. 16, Portland Street, Yau-mat, was yesterday bitten on the leg by a stray dog. The girl was removed to the Kwong Wah Hospital and the dog to Kennedy Town for observation.

Mr. Pablo Ansante, manager of the Filipino Club, Wyndham Street, reports that during last night, his bedroom was entered by the door which was closed but not locked, and two suits of clothing worth \$44, a gold watch \$22 and a silver cigarette case worth \$20, stolen.

A Chinese merchant carrying on business at No. 40, Bonham Strand West, reported to the police yesterday, that a few days ago he received by post an unsigned letter threatening him with death if he did not subscribe \$100,000 towards the cause of the Kwangsi party. He suspects a man named Tong Ki Ching. The police are investigating.

As the s.s. "Sutai" was making fast alongside the Winklok Wharf yesterday afternoon, a runner of the Kiang Boarding House attempted to board her. He missed his hold of the rope ladder and fell into the harbour between the vessel and the wharf. He sank immediately and was not seen again. A couple of hours later his remains were recovered and removed to the public mortuary.

The Chinese keeper of a milk depot in Aberdeen Street, was this morning charged before Magistrate Lindell with having sold adulterated milk. Mr. W. B. Hind, who appeared for the defence, asked for a remand in order to get witnesses. He said that the defence would be that at this period of the year the grass used for feeding cows did not contain normal nourishing properties. He would like to call a witness from the Dairy Farm Company to support his contention. The Magistrate fixed the hearing for Monday.

About 3 a.m., yesterday, an employee of the Taun Cheong Bank of No. 44, Des Voeux Road West, was returning to his quarters above the bank premises, when he discovered an outbreak of fire in a recess on the staircase between the first and second floors, used to store rags and waste paper. Near the spot on the landing was a tin which had contained kerosene. The fire which had apparently just started, was spreading rapidly. The man's call for help aroused his colleagues, and between them they managed to put out the flames in a few minutes. Attempted arson is suspected. No damage was done, and the fire brigade was not summoned.

## SPECIAL CABLES.

## LAUNCH AT SHANGHAI.

## NEW SHIP FOR NINGPO SERVICE.

[China Mail Special.]

SHANGHAI, Aug. 24. The twin screw steamer *Hsin Kiang* was launched at Pootung shipyard yesterday, for special service between Shanghai and Ningpo. She is 310 feet by 43, and carries one thousand tons deadweight cargo.

## EIGHT SHANGHAI EXECUTIONS.

## MURDEROUS ROBBERS.

[China Mail Special.]

SHANGHAI, Aug. 24. Eight armed robbers sent by the district Court to be executed were implicated in nine robberies and three attempted murders in the Settlement.

## THREE STEAMERS STUCK.

## SHANGHAI REPORTS FURTHER MISHAP.

[China Mail Special.]

SHANGHAI, Aug. 24. The *Cordillere* and *Glaucus* are still aground. The steamer *Hainrich* is stuck in the north channel south of Tsungming Island. Hope is expressed that the three may clear with the next high tide.

## LOCAL AND GENERAL.

A clean bill of health was returned for the Colony yesterday.

The man charged yesterday with having tried to kidnap a *mui tau* at Yau-mat, was sentenced to six months' jail, by Magistrate Orme at the Police Court today.

For unlawfully boarding the s.s. "Derwent" while it was in the quarantine anchorage a Chinese was fined \$50, with the alternative of a month's jail, at the Marine Court today.

While at work repairing a window frame on the third floor of No. 10, Kau U Fong, yesterday afternoon, a carpenter missed his footing and fell into the street sustaining injuries which necessitated his removal to the hospital where he now lies in a critical condition.

A Chinese lady residing at No. 15, Arbuthnot Road was walking in Winklok Street about 3.30 p.m. yesterday, when a man came up from behind and snatched from her ears a pair of gold ear-rings set with diamonds and jade worth \$300. The thief ran towards the Praya. The woman called out "Stop thief" and gave chase, but the thief mingled with the crowd and disappeared.

In attempting to jump on to the Kinsan Wharf from a sampan yesterday afternoon, a Chinese visitor from Canton, living at the Hungon Boarding House, Connaught Road Central, fell into the harbour. He sank several times before help could reach him. When brought ashore, he was unconscious, and had to be removed to the hospital by the motor ambulance. The unfortunate man expired without regaining consciousness when a couple of hundred yards from the hospital.

Japanese oil is now coming in large quantities from the huge Japanese oil mills in Tsingtao, as a result says the *Canton Times* of the suspension of business among the local oil mills whose workers have been on strike for nearly 2 months. It is curious to note adds the journal that the price of oil at present is much lower than before the strike was declared. For a picul of first class oil, the price was more than 13 Tls before the strike; it was 14 Tls during the strike and now when the oil from the Japanese mills in Tsingtao is coming to Canton, the price drops down to about 12 Tls a picul. It seems that the strike of the oil mill workers is a blessing to the poor who are now getting their oil at a much cheaper price than before the strike.

## KINEMA NOTES.

## HONGKONG THEATRE.

This afternoon's new programme starts at the Hongkong Theatre with a very amusing comedy in two acts from Mack Sennett's, "Never the Old," will be shown. Next comes "Resurrection," a magnificent Photo Drama in five parts featuring Pauline Frederick and events from the Spanish Magazine.

## TRIALS OF A TRESPASSER.

## DISCHARGED AND DISINFECTED.

Holding that the man was only there as a trespasser Magistrate Orme at the Police Court this morning discharged a Chinese who on account of being found on the Dairy Farm Company's premises at Pokfulam without authority to be there was charged with being a rogue and a vagabond.

Mr. Thomas Cliphant assistant manager of the Company, said he was making his usual rounds at about 6.15 a.m. on Sunday when he discovered the defendant wasting himself in one of the cows eds. He recognised the man as an old servant of the company who had been discharged a few years previously. Questioned, the defendant admitted he had no permission to be there and witness took him to the Police Station. The Company had had a lot of trouble over unauthorized persons frequenting their premises.

The defendant stated that he went there to look for a job, and the magistrate observed that on the evidence he was only a trespasser.

Appearing to support the charge on behalf of the Company Mr. M. Turner confessed that under the Ordinance it was extremely difficult to take action against persons found on premises without permission.

The Magistrate: You should draft a by-law and send it to the legislature. I am sure they would pass it hurriedly.

Mr. Turner: They might or might not do that. They might take about three years and we want to stop this sort of thing now.

The Magistrate: I think the easiest way would be to "drop on" the employees and hold them responsible. I don't think there is anything to show that this man was there except as a trespasser.

The defendant was accordingly cautioned and discharged. Afterwards, as the Dairy Farm's premises at Pokfulam have been declared an infected area, he was disinfected.

## MOTOR CAR CASE.

## A SLIGHT COLLISION.

Magistrate Lindell this morning heard evidence in the case in which the driver of motor car No. 258, owned by the Breezy Garage, was yesterday remanded on a charge of reckless driving, colliding with and upsetting a ricksha containing a Chinese detective at the junction of Queen's Road Central and Jubilee Street.

The detective said that the accident occurred at 8.10 p.m., on Sunday. The car which was going at a high speed, collided with the ricksha from behind and threw the witness out. The splash-board of the ricksha was damaged.

An Indian Sergeant who said that he saw the accident, gave the time as 7.55 p.m.

Mr. Benjamin Young, a Eurasian youth who was a passenger in the car, said that he engaged the car at 7 p.m., for a trip round the Island. They had completed the round, and were returning to the garage when the accident occurred near the Central Market. They arrived at the garage at 9.40 p.m., so he calculated the accident must have occurred at 9.30. The car was travelling at a moderate pace. A Chinese carrying a bamboo and two baskets ran in front of it. The driver slowed down to about 3 miles an hour and swerved to the left and bumped slightly into the ricksha which sustained very little damage. The driver stopped the car for a few minutes after the accident, and then proceeded to the garage.

Having decided that the difference in the times did not affect the case since the collision was admitted, the Magistrate told Inspector Garrod that he was of opinion that the car must have been going dead slow at the time of the collision, otherwise the ricksha would have been severely damaged.

The Inspector said that that was the impression he got when he first examined the witnesses before issuing the summons. He understood them that the car merely glanced the ricksha and upset it. The collar told him that the damage was very slight—about 40 cents. He could not understand why the witnesses should change their story to make it appear that the car ran into the ricksha from behind.

The Magistrate dismissed the summons.

## STEAMERS COLLIDE.

There was a collision between two coastal steamers in the harbour on Saturday night when the Jardine steamer "Clipsing" moving out on her way to Canton, struck the s.s. "Selaran" which was lying at buoy B.11. Only slight damage was caused.

## TYPHOON WARNING.

The telegram quoted below was received by the local American Consulate. General from the Manila Observatory. 2.45 p.m. yesterday. Cyclones or typhoons S.E. of Naha.

## RENTS' ORDINANCE.

## TO-DAY'S CASE.

## LANDLORD CLAIMS POSSESSION.

INTERESTING PROCEEDINGS.

Presenting several interesting features, another case was heard under the Rents' Ordinance before Mr. J. R. Wood, Puisne Judge, in the Summary Court this morning, when the Tai Tung Firm claimed from the Fook Tung Firm possession of the house and premises known as No. 93, Connaught Road Central. Mr. F. C. Jenkin, instructed by Messrs. Johnson, Stokes, and Master, appeared for the plaintiffs, and Mr. C. G. Alabaster, instructed by Messrs. d'Almada and Mason, for the defendants. Mr. C. D. Wilkinson, of Messrs. Wilkinson and Grist, was present in the interests of the Tenants' Association.

Mr. Jenkin explained that the action was one for possession of the premises known as No. 93, Connaught Road Central. The action was first commenced in original jurisdiction but with the passing of the Rents Ordinance was transferred to the jurisdiction of the Summary Court. The defendants as tenants claimed the benefit of the Rents Ordinance, while the plaintiffs as lessors claimed that they were entitled to an order for possession or ejectment on two grounds. The defendants agreed in writing on May 7, to quit on July 2. In order to establish a right to an order on that ground it was necessary to show that the landlord had, as a result of that agreement, acted so as seriously to prejudice himself. The landlord had started a partnership called the Tai Tung Firm and engaged a large number of foks and made arrangements to commence business as a Californian merchant. At the present moment he was carrying on business in very restricted accommodation and was greatly hampered through inability to obtain the premises occupied by defendants. The second ground was that under Section 1 E. of Section 4 of the Rents Ordinance plaintiffs could show that they reasonably required the premises for themselves and their whole-time employees. Furthermore, there was alternative accommodation available for the defendants.

For the last three years, continued counsel, the premises in question had been occupied by the defendants on a monthly tenancy from the superior landlord. On May 4 of this year the premises were leased to the plaintiffs by the landlord for 36 Chinese lunar months commencing on June 4. On May 4 the defendants were notified of the lease, both by the superior landlord and the plaintiffs. They thereupon approached the last named for an extension of their monthly tenancy by one extra month, namely until the 27th day of the 5th moon.

His Honour: Were they at that time under notice?

Mr. Jenkin: When they were notified of the new lease they were also given one month's notice.

His Honour: When did they receive notice from the old landlord?

Mr. Jenkin: On May 4.

His Honour: And that notice terminated tenancy on what date?

Mr. Jenkin: June 3.

After receiving this notice, continued counsel, the defendants approached plaintiffs for a month's extension. That request was refused. The request was repeated on May 1. His Honour: In the meantime first notice had expired?

Mr. Jenkin: They appear to have been tenants on sufferance.

Yet another application for a month's extension was later made by the defendants, added counsel, but this also was refused. As defendants had not vacated by July 2 proceedings were started against them. On July 2 defendants' solicitors wrote a letter stating that their clients had obtained other premises but were unable to move in as the tenants thereof had not moved out. The letter added that as soon as defendants were able to obtain possession of the new premises they would vacate those leased by plaintiffs.

Reading from the defendants' affidavit, Mr. Jenkin mentioned that the monthly rent had been \$280 but had subsequently been raised to \$360. The ground floor was used as the business premises of the firm, the other three for domestic purposes. The affidavit also mentioned that "alternative accommodation existed. I shall establish," added Mr. Jenkin, "that the alternative accommodation referred to not only existed then but exists now. It is available now and is as suitable for them, under the meaning of the Rents Ordinance as the premises they now occupy."

Mr. Jenkin then proceeded to expound four points, the first of which was that the defendants had agreed to quit. After quoting the law on the matter contained in Smith's Leading Cases, counsel asked his Honour to put the Rents Ordinance out of his mind for a moment and consider two letters which he contended constituted an agreement to quit. One letter written by the defendants as occupants of the premises under a monthly tenancy clearly said that they were to quit on the 27th day of the 4th moon. They then proceeded to negotiate for a further month's tenancy, stating that it was very difficult to find another place, and pleading for an extension for a further month, to the 27th day

of the 5th moon. This fixed the date for termination of their tenancy. The only proposal in that letter, continued counsel, was that defendants should occupy the premises for a further period of one month. The Rents Ordinance apart, this letter could not form a binding agreement between the landlord and tenant for a monthly tenancy, as it made no mention of rent or vacation of the premises. The letter merely meant that in consideration of the plaintiffs' withdrawing notice to quit defendant would pay the rent for the additional month and give possession at the termination of the period. "I say," continued counsel, "that this is such an agreement because in a contract of this kind it is the duty of the Court to imply or infer the terms of the contract. It is a matter of law that in all tenancy agreements if there is no express covenant to surrender, there is an implied term that vacant possession should be given at the expiration of the tenancy."

Continuing, counsel said that he had next to show that notwithstanding this agreement to quit the plaintiffs in some way or other would be seriously prejudiced if they did not obtain possession. The prejudice really came to this. The plaintiffs took the lease because they had formed a partnership called the Tai Tung Firm for the purpose of carrying on the business of Californian merchants and they had appointed various officials and assistants, etc., altogether numbering seventeen or eighteen. They also got into touch with possible constituents but through their inability to secure these premises they were unable to carry out a number of orders. It was also a necessary part of a Californian merchant's business to be able to store goods. Furthermore, plaintiffs were under an obvious obligation to the employees they had engaged. Plaintiffs had in fact been forced to continue their business in one small room in a boarding house in Connaught Road, Central which was scarcely large enough to accommodate their employees let alone enable them to carry on their business. Counsel submitted that this was evidence of serious prejudice.

A third point, alternative to the first, said counsel, was that plaintiffs reasonably required these premises for their occupation as a residence for themselves and their employees. The premises consisted of four floors. Plaintiffs were under obligation to house the whole of their employees, 17 or 18 in number, all in whole time employment. The defendants in their affidavit claimed that they required three floors for domestic purposes. Therefore it was not unreasonable for plaintiffs to require two floors for the same purpose.

Mr. Alabaster: Our occupants number 30, against your 17.

Mr. Jenkin said that he felt no further evidence was required as to reasonable requirement.

His Honour: Where are these 17 or 18 persons housed now?

Mr. Jenkin: At the boarding house.

His Honour: At the expense of the plaintiffs?

Mr. Jenkin: Yes. And at the present moment, also for the last three weeks, premises in Des Voeux Road West have been vacant waiting for the defendants.

The defendants, added Mr. Jenkin, wanted the plaintiffs to go into those premises and leave them in occupation of the premises to which plaintiffs were entitled under their lease. Negotiations had proceeded on that basis, but the plaintiffs wanted the premises which they had leased and for which they were under liability. The Des Voeux Road West premises were still unoccupied, the defendants having a contract with the landlord to take them. In their affidavit, defendants had declared that they would vacate the premises plaintiffs had leased, but here were these Des Voeux Road West premises still waiting for them. Furthermore defendants could not say that the new premises were not suitable as they had selected them themselves.

Evidence was then called.

Mr. Alabaster was opening the case for the defence when this edition went to press.

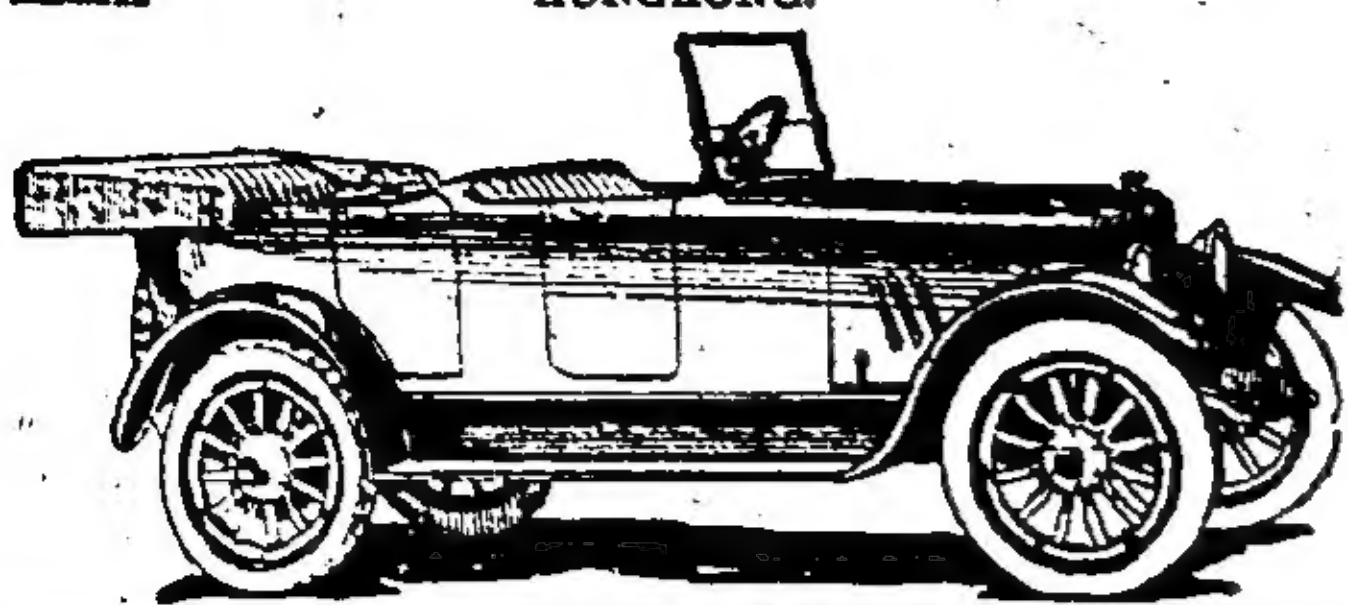
Hearing was adjourned of an action by the Tung Wah Hospital against the Kwong Sang Hong Ltd. of No. 248 252 Des Voeux Road Central, for recovery of possession of house No. 248 Des Voeux Road and No. 40 Wing Lok Street under sub-section of Section 4 of the Rents Ordinance. D. The complaint alleges that defendants agreed in writing on June 6 to quit the premises and that the plaintiffs in consequence contracted to let them.

## CANTON'S "VICTORY DAY."

Canton is to have a "Victory Day" next Saturday to commemorate the success of the Cantonese Army in its operations against Kwangsi. Bamboo arches are now being erected in the chief thoroughfares, and there is to be a monster procession. The front of the Governor's Yamen is undergoing alterations and in place of the old wall a "Victory Gate" will be built. Coincidentally with the "Victory" celebration a large quantity of confiscated opium will be burnt and this, says the *Canton Times*, will impress the people that the new government will be the bête noire of the new authorities in Canton.



**MERCURY MOTOR CAR CO.**  
59-61 Des Voeux Road Central.  
HONGKONG.



## TO-DAY'S CABLES.

(Reuter's Service to the China Mail)

## A MILLION MORE.

GREAT BRITAIN'S POPULATION NOW NUMBERS 42,767,530.

LONDON DECREASES TO 4,483,249.

NEARLY 200,000,000 MORE WOMEN THAN MEN IN BRITAIN.

LONDON, August 23.

Preliminary census returns for Great Britain give a population of 42,767,530, an increase of 1,936,134. Males totalled 20,430,623, an increase of 876,176; and females 22,336,907, an increase of 1,259,958. All the principal cities have increased, from 1.2 in Leeds to 9.4 in Birmingham, except London and Bradford. The former is now 4,483,249, a decrease of 38,436; and the latter 285,979, a decrease of 2,479.

The population of Greater London is 7,476,168 compared with 7,251,358 an increase of 224,810. Birmingham with 919,438 is now the second city in England.

## THE BLIGHT OF WAR.

The increase of population in England and Wales is 1,814,750, which is only about half the increase in the preceding inter-censal period and less than any corresponding figure since 1811. The fall in the birth rate during the years 1915 and 1918 is the heaviest recorded, and is 25 per cent below the normal. The direction of the movement changed on the cessation of hostilities and large increases were recorded since 1918, but these have not compensated for the deficiencies of the preceding four years. The deaths on the other hand show no such decline to 1918, while the notable reduction in deaths since 1918 with an increase in births has combined to produce in 1920 a natural increase greater than that of any previous year.

A table shows the steadily increasing predominance of urban compared with the rural element, the increase in urban population being 6.6 compared with 1911.

## CHINA'S DISRUPTION.

"PUTNAM WEALE" BELIEVES SOLUTION IS NEAR.

## IMPORTANT RECOMMENDATIONS.

LONDON, August 23.

Mr. Lenox Simpson, who has been very active in writing and speaking since his arrival in England, lecturing to the Chinese students' conference at Swanwick on the subject of the political and industrial outlook in China, declared that in spite of the establishment of a separatist government in Canton, settlement was nearer than even the Chinese suspected. The true solution was something on the lines of British dominion rule with a central capital as a national clearing house. Mr. Simpson was taking back to China important recommendations in this connection. China expected great things from the Washington conference where she was convinced she would receive British support.

## COMING ATLANTIC FLIGHT.

AIRSHIPS 24-HOUR TRIP PRIOR TO LEAVING FOR AMERICA.

LONDON, August 23.

The R38 left Howden this morning on a 24-hour flight, after which she proceeds to Pulham prior to going to America. There are 47 persons on board, including 20 Americans.

LATER.

When the R38 starts as hoped on August 28 there will be five American warships stationed in the Atlantic, including a fuel ship, in addition to a flotilla of destroyers with meteorological officers wireless weather reports to the airship which will wireless details of the voyage to Britain and America.

## SILESIAN PROBLEM.

## AN ONEROUS TASK DECLINED.

MADRID, August 23.

Senor Deleon has declined to make a statement to the League of Nations as regards Upper Silesia.

[Senor Deleon, the Spanish delegate to the League, was requested to submit an impartial statement to the Council of the League regarding the situation in Upper Silesia.]

PARIS, August 23.

Diplomatic circles state that Baron Ishii does not regard Senor Deleon's refusal as final. Senor Deleon's action is attributed to German insinuations as regards his proposed attitude and according to Madrid messages public distaste of Spanish intervention in the Silesian question.

## MR. HUGHES HOMEWARD BOUND.

## AUSTRALIAN FLAG FOR TOWN OF AMIENS.

LONDON, August 23.

Mr. Hughes has departed for Australia. He spends a week in France where he presents an Australian flag at Amiens and unveils a cross to Australian soldiers who fell at Villers Bretonneux in 1918. Mr. Sastri, the Indian delegate, travelled on the same train for Geneva.

## ULSTER'S PARLIAMENT HOUSE.

## STORMONT CASTLE BOUGHT.

LONDON, August 23.

Stormont Castle, near Belfast, has been purchased as the home of the north-Ireland parliament.

## AEROPLANE MARVELS.

## GREAT AIR SPORTS.

PAGEANT AT HENDON.

The King and Queen and their family and something like 80,000 other people spent a brilliant afternoon at Hendon watching the great air sports held for the benefit of the R.A.F. memorial fund. This enormous crowd looked absurdly small, from the back of a big Handley Page during the handicap race. When you are going at about 70 miles an hour 1,000 feet or so in the air a crowd is curiously negligible. This one was a mere speckling edging to a big field.

The great plane suddenly sank and then heeled sideways—"bump" with the heat," said the pilot—and interest in the scene was lost for a moment. Suddenly other aeroplanes appeared far below. These were competitors. They seemed ridiculously small and frivolous things compared with the huge machine, which was like those that run on the air line to Paris, but without the luxury of a cabin. These competitors, glancing blue and silver in the sun, were playing games like butterflies over the fields. One stood on its side so steeply; another tossed itself in the air like a swallow at evening. The sight of their antics gave to all a comfortable sense of security.

## WAR THRILLS.

London has never seen a more varied exhibition of flying skill. Many of the finest R.A.F. pilots—men with long ribbon rows, Zeppelin striders, Gotha fighters—were showing off their best. They had all kinds of machines, from war antiquities like the B.E. to the very latest, such as the Nighthawk that can do 160 miles an hour. The crowd came nearer to the racecourse aspect than at any earlier air pageant. There were wide-spreading motor parks, popular crushes, bizarre summer costumes—everything as at Ascot except the betting. It is difficult to make an air show spectacular enough to draw the people, but all the ingenuity of the R.A.F. was at work to this end, and succeeded.

The star turns were the war thrills. In a corner of the field they had built a sham French village of aeroplane wings and canvas to be bombed to pieces by the men. At the approach of British bombers dropping in the sky the alarm was given by a Klaxon horn, and the terrified inhabitants (R.A.F. supers) rushed for safety. The formation descended and dropped bombs into the scenery which at once disappeared in real flames. Unfortunately for the enemy "General Blitzencooter," the commander, was struck by a bomb as he tried to escape by aeroplane and apparently annihilated. This event rounded off the afternoon with fine noise and excitement.

There had previously been several displays of air fighting. Two fierce fighters were seen making rings round a Bristol fighter and harassing it considerably. The experts were chiefly interested in the duel between two of the most modern single-seater fighters, Nighthawk and Siskin. These "mystery" machines showed astonishing speed as they played at fighting a duel high in the sky. They manoeuvred for position, and, as it were, rolled over one another as in a real "dog fight." At times the crackle of machine guns was heard.

The triple parachute descent was a good thrill. A man threw himself out of a Handley Page from a height of about a thousand feet. He dropped a hundred feet or so and then dangled below a red and white striped parachute. Immediately he was dropped again, and a white parachute unfolded and held him, and thirdly he did the same performance with a blue parachute. He came to earth at last with perfect ease. This was post-war of course. The war did not last long enough to perfect parachuting from aeroplanes.

Big bombers were attacked by fierce swift fighters and came down in (imitation) flames. High-flying war planes concealed themselves in an artificial cloud, roaring all together. A flight of six planes swept down in arrow formation. The displays of pure skill in flying were bird-like in grace and ease.

## SPORT.

## WATER POLO.

The following were the results in the Water Polo League matches yesterday:

V.R.C. 18; H.M.S. "Tamar," 0. United Athletic, 13; H.M.S. "Foxglove," 0.

The matches for Thursday next are:

5.15 p.m.—R.G.A. v. Club Lusitano. 5.45 p.m.—Wills v. V.R.C.

## GOLF.

## FANTLING COMPETITION.

The Bogey Pool Competition played over Main Course at Fantling last week end was won by Capt. J.M. Murphy who was "all square" with the "Colonel."

## SHOT IN THEATRE.

## ACCUSED NOW HAS LAWYERS.

HEARING CONTINUES TO-DAY.

Hearing continues in the theatre murder case. Yesterday afternoon Mr. G. C. Tinson appeared, on behalf of Mr. D. J. Lewis, and said he had just been instructed by accused's wife to defend. Adjournment was asked for.

Mr. A. E. Hall also appeared, with a watching brief on behalf of the murdered actor's relatives.

There was considerable argument about the propriety of an adjournment, Magistrate Lindsell pointing out that accused had been one week in police custody.

Ultimately adjournment was granted until this afternoon.

## ANNA EL-TOUR.

## VOCALIST COMING.

Miss Anna El-Tour, coming here for the Podolski concert, took up music as a study at the age of seven, intending to be a pianist. At sixteen her voice and her inclination justified intensive vocal training. She graduated in Annette Esipoff's class at the Petrograd Conservatory in both branches an unusual achievement. She got an engagement immediately at Queen's Hall, London, and followed with a recital in the Bechstein. She toured Switzerland and Germany successfully, and then did England with Kubelik. She was touring Russia when war broke out, and took the position of singing professor at the Moscow Philharmonic. She speaks and sings in English, French, Italian, German, or Russian—all well. This gives her an exceptionally extended repertoire. Mousies are making arrangements for the forthcoming Hongkong concert.

## CHINESE Y.M.C.A.

## TEACHING THE CHILDREN OF THE POOR.

In the Hall of the Chinese Y.M.C.A., Bridges Street, yesterday afternoon, a large gathering of Chinese children and their parents attended the closing exercises of the first session of the Daily Vacation Bible Class for poor Chinese children of Hongkong. Fostered by the Y.M.C.A., this organisation has been in existence for a little over four weeks, and the results obtained yesterday must have been very gratifying to its voluntary workers. The organisation gives to children whose parents are too poor to send them to school free teaching of the Bible, Chinese reading and writing and handwork and needlework for the girls and basket making for the boys. The instructors are all teachers at the various Chinese schools in the Colony who have voluntarily given up their vacation during the summer months to this work of charity. Most of the teachers come from the various Christian institutions of Hongkong, and the children are fortunate to have them as guides. The organisation has 600 children on its roll. There are six meeting places, three in Victoria, and one each in Causeway Bay, Wanchai and West Point.

Yesterday's programme opened with an address of welcome in Chinese, in which the speaker dealt in glowing terms on the unselfishness of the instructors whose devotion had made the organisation possible. Then followed recitations, songs and drills by the children of the various districts. There was a break in the middle of the programme for the distribution of prizes to the two most apt children in each class in the different districts. At the conclusion of the programme, the gathering adjourned to the same room of the Y.M.C.A., where an exhibition displayed things made by the children—bibs, handkerchiefs, embroidery work and knitted handbags made by the girls, and baskets of all sizes, toy rattan tables and chairs and other dainty ornaments made by the boys. Altogether a very surprising exhibition considering that the children have had only four weeks' training, not one of them, in the words of Mr. Moller of the Y.M.C.A. knowing a thing when they first came. Many of the exhibits fetched good prices. The money thus collected will go towards a fund for the expansion of the organisation's field as it is anticipated that next summer there will be thousands more children applying for admittance to the classes.

## A MISTAKE MANY PEOPLE MAKE

When troubled with Constipation is to follow the old-fashioned practice of taking powerful purgatives which upsets the stomach and leaves the condition worse than before.

The up-to-date treatment is to use PINKETTES, which, whilst promptly efficient, act as gently as nature, leaving no after effects. PINKETTES, dislodge constipation, cure biliousness, sick headache, torpid liver, skin blemishes, coated tongue, indigestion, break down constipation from dealers, or post free at 99, Cross Street, New York. Write to: Williams' Medicine Co., 99, Cross Street, New York.

## RENTS ORDINANCE.

## LANDLORD'S CLAIM FAILS.

AN INTERESTING DECISION.

An interesting case under the Rents Ordinance, 1921, occupied the attention of Mr. Justice Wood in the Summary Court yesterday afternoon. It was an application by a property owner who sought to eject a tenant.

Mr. R. E. Webster appeared for the plaintiff, Yau Kam Heung, a banker, of 108 Wing Lok Street and the tenant the Ko Ming Company of 98 Bonham Strand was represented by Mr. F. X. D'Almada.

His Honour had previously inspected the tenant's premises and the alternative premises offered in accordance with provisions of the Ordinance. It was proposed that the tenant should exchange homes with the landlord.

After hearing evidence and argument by counsel the Judge decided in favour of the tenant. On giving judgment his Honour said:—"In this case, the plaintiff has applied for an order for the possession of the ground floor of 98, Bonham Strand. He makes his application under Section 4, subsection 1 (e) of the Rents Ordinance, 1921; and, under that Ordinance, it is necessary that he should show, in the first place, that these premises are reasonably required by him for occupation, as a residence, for himself or for his family, or for any person bona fide residing or to reside with him, or for some person in his whole-time employment or in the whole-time employment of some tenant from him. He has, also, to satisfy the Court that alternative accommodation, reasonably equivalent as regards rent and suitability in all respects, is available to the tenant whom he wishes to eject.

The tenant is a tradesman—a retail grocer, living on the premises. The plaintiff is a banker at present occupying premises at 108, Wing Lok Street. He occupies the ground floor for his business as a banker, and the upper floors as a residence for his family and employees. He has not been in any way disturbed in his occupation of these premises.

In May last, desiring more convenient premises in which to live and conduct his business, he purchased the premises, the subject matter of the present application; and, after purchase, gave notice to the tenants of the premises he had acquired, requiring them to quit. These notices have expired and have been obeyed by the tenants of the upper floor. The tenants of the ground floor are the defendants in this case and are claiming the protection of the Ordinance.

The plaintiff is, therefore, at the present time, in occupation of a whole house in Wing Lok Street and is also in occupation of three upper floors of 98, Bonham Strand. He yet asks the Court, to find as reasonable that he requires, in addition, the ground floor of 98, Bonham Strand as a further residence. In my opinion, this requirement is not reasonable, regarded as a requirement for residence, merely, and, on that ground, plaintiff must fail.

It is not necessary therefore, for me to go into the second matter raised—the offer made by the plaintiff of alternative accommodation for the defendants. The plaintiff is the tenant of 108, Wing Lok Street, and he made this offer to the defendant, in respect of these premises, without consulting his landlord, in advance, and without obtaining, in any way, the landlord's consent to the proposal. It appears to me very doubtful whether the plaintiff had due authority to make any such proposal. But, whether he had such authority, or not, I have formed the opinion, after inspection of the premises and considering the way of life followed by the present defendants, that it would be extremely inconvenient to them to transfer their residence from 98, Bonham Strand to 108, Wing Lok Street. The suitability of alternative premises cannot be assessed by reference to the trade conditions of the person concerned, entirely or mainly, but the question whether the tenant is, or is not, able to pursue his calling conveniently in the premises to which it is proposed to transfer him must be considered by the Court in making an order under this Ordinance.

My view is, therefore, that whether these premises are or are not available to the plaintiffs—and that is a question I do not decide—they are not reasonably equivalent as regards suitability in all respects, which they are required to be under the section under which the plaintiff is proceeding.

On these grounds, I enter judgment for the defendant, with costs.

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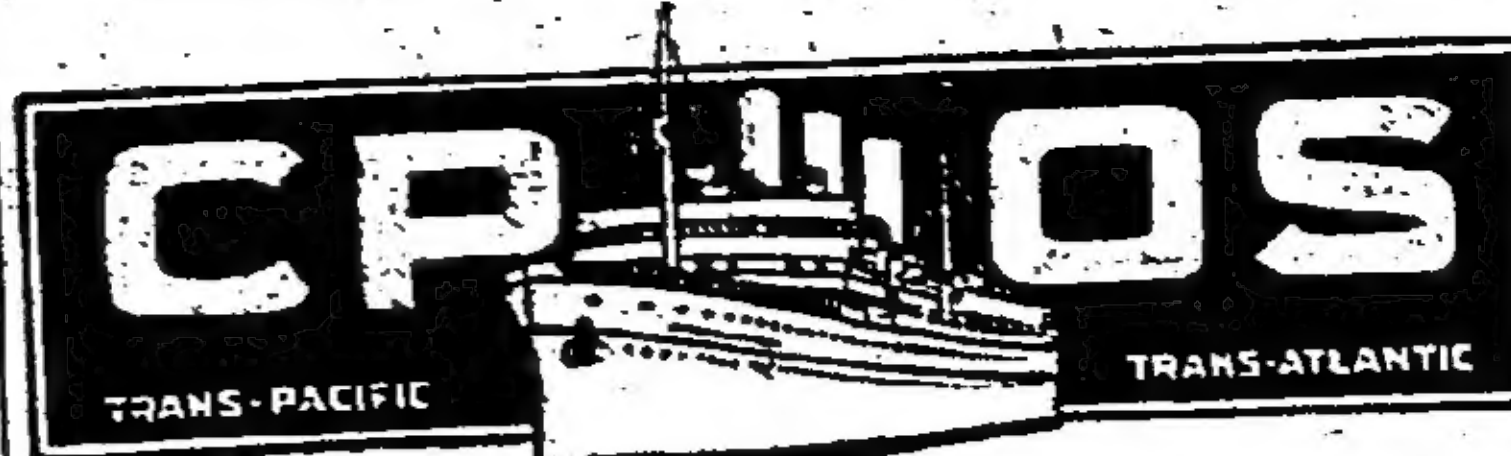
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23.—







CHINA'S WEAKNESS.

Mr. J. O. P. Bland writes in the  
following:—

Of all the questions which await the deliberations and decisions of the Peace Cabinet of the Empire, there is none more important and none more complex than that of the future of the Anglo-Japanese Alliance. Broadly speaking, public opinion in the Dominions and in India appears to favour a renewal of the Alliance, upon terms, and a similar disposition has been clearly manifested in the Press and in the utterance of public men in Japan. At the same time, it appears to be generally understood that the terms of the present Treaty will require modification and close definition under certain headings in the pact is to serve as a useful and permanent instrument, adaptable to the changed and changing conditions in the Far East. So many and so great, indeed, are the changes which have taken place on both sides of the Pacific since the Treaty was renewed (for the second time) on July 13, 1911, so few remain of the causes which led to the signature of the original agreement in January, 1902, that at first sight the necessity, and even the utility, of a new Treaty of Alliance may not be apparent.

Some of those who question or oppose it have invoked the Covenant of the League of Nations as a fundamental change in world-politics to which both Great Britain and Japan have subscribed, which should, as a matter of course, render all offensive and defensive alliances superfluous, not to say inexpedient. Others point to the fact that the danger of Russian aggression against India and Eastern Asia (the first cause of the Alliance) having ceased to exist, no good purpose, essential to the preservation of peace, will be served by its renewal. But the elimination of Russia's military activities in the Far East is only one of many dramatic changes which have taken place in that region during the past 10 years. The passing of the German fleet, the rapid increase of Japan's wealth and commerce resultant from the war in Europe; the definite adoption by the United States of a policy aiming at naval supremacy; the opening of the Panama Canal; the collapse of constituted authority in China; the movements towards independence of Mongolia and Tibet; these, and the increasing severity of economic pressure in all parts of the globe, have combined to transfer the centre of the world's immediate problems, political and economic, from the Atlantic to the Pacific.

## FOUNDATION TRUTHS

And it is because of this transference, and of the elements of strife latent in the new situation thus created, that it is to-day more than ever desirable that Great Britain and Japan should renew their Alliance, under conditions calculated to prevent the Far East from becoming once more the arena of conflicting interests : that, pending the general sanction of the League of Nations as an effective international authority, they should unite and agree in a common policy and good will and reciprocity, based on a community of legitimate commercial interests.

In discussing the conditions under which the Alliance should be renewed, no good purpose will be served by shutting our eyes to accomplished facts, unpleasant though they may be. Let us not try to solve difficult questions with catchwords, or to dodge realities with formulae. The fundamental realities which confront us to-day in the Far East, taken in the order of their importance, are: first, the military weakness, financial chaos, and political disorganization of China; second, the economic and political ascendancy of Japan in that country and her policy of "peaceful penetration" in Manchuria and Mongolia; and third, the increasing recognition by the commercial Powers (notably the United States) of the future importance of China as a

market and a potential factor in world economics.

**A CONDITION PRECEDENT.**  
[The extent and results of the ascendancy which Japan has established in China in the course of the past 10 years will be discussed in due course. For the present, I deal only with the actual situation in the 13 provinces of China, desiring at the outset to emphasize the fact, which every impartial observer must admit, that the immediate future offers no hope of the establishment of a stable central government at Peking, or of permanent financial equilibrium. And this being so, no renewal of the Alliance can serve to promote the cause of peace in the Far East, or to reconcile the respective interests of the commercial Powers, unless it re-asserts in all sincerity that article of the existing Treaty which provides for "the preservation of the common interests of all Powers in China by insuring independence and integrity of the Chinese Empire and the principle of equal opportunities for the commerce and industry of all nations in China."

Now, the history of what has happened in Korea and the failure of the Treaty of Portsmouth to protect China's sovereign rights in Manchuria since 1903, afford sufficient proof, if proof be needed, that Conventions of this kind can never be relied upon to serve their avowed benevolent ends, unless inspired by permanent community of interest or by mutual recognition of restraining forces in the background. Therefore, if the renewal of the Alliance is to be of real benefit to China, and, through her, to the cause of peace and international commerce, those who negotiate it must begin by defining clearly the nature and scope of this community of interest, and, thereafter proceed to reconcile it with the accomplished facts of the situation on broad lines of policy, wherever this can be done without violation of fundamental principles of justice and right. A step towards full and frank discussion of the actual position of affairs in China has recently been taken in the negotiations of the Four-Powers Consortium, and in the conclusion of their international agreement to render financial assistance to China under conditions which (in the words of the American State Department) shall "supplant the intense spirit of competition by a spirit of mutuality and co-operation." But more remains to be done, and certain things to be undone, before the community of interest (or, in other words, the principle of equal opportunities) can be regarded as satisfactorily established and safeguarded for the future.

"INCAPABLE 'YOUNG CHINA.'"

The salient and incontestable fact which emerges from the recent history of China is that the political factions which have misruled the country since the Revolution have proved themselves not only incapable of preserving its independence and integrity, but that many of their actions have tended directly to jeopardize that independence and to undermine that integrity. This aspect of the Chinese question must be faced. Public opinion in England and in America is vaguely conscious of the fact that the "forward" policy adopted by Japan in China, while Europe was engaged in war, cannot be reconciled with either the spirit or the letter of the Treaty of Alliance, but it is not so generally understood that the advantageous position which Japan has, secured for herself since May, 1915, she abandoned Group V. of the "21 Demands," in deference to the representations of the Powers, could never have been attained but for the unpatriotic venality of the officials who constitute and exploit the Government of China.

The Chinese themselves are under no illusions concerning this lamentable state of affairs, but public opinion abroad has been misled, and the truth concealed, as the result of the propaganda conducted by the politicians and publicists who habitually appeal to the sympathies of the civilized world, in the name of Democracy, on behalf of young China and its Republic, nobly struggling to be free. It is to be observed that, since the Revolution, most of China's diplomatic

the representatives abroad have been drawn from the class of young "western-learning" officials, highly intelligent and adaptable products of European education, and that their activities at Versailles, Geneva, and elsewhere have contributed largely to the creation of a very erroneous impression as to the position and prospects of affairs in China. Thus, at the present time, when the Chinese Government is completely demoralized and faced with inevitable bankruptcy, when throughout the country the defenceless people are being mercilessly harassed and plundered by lawless soldiery and brigands, we find in several directions their influence at work, enlisting sentiments and sympathy in support of the alleged progress of Liberal ideas and democratic institutions in China.

## PAPER REFORMS

Financiers point to the recent growth of her foreign trade as proof of increasing prosperity (one might as well say that a man who puts on weight must be healthy), while philanthropists and vocational idealists expatiate on the humanitarian and social reforms which the enlightened government of the Republic has so rapidly effected, e.g., the abolition of torture in judicial proceedings, the freedom of the Press, the advance of education, the emancipation of education, and the suppression of the opium traffic. The fact that these reforms have been accomplished only on paper, and that the unrelieved sufferings of the masses are greater to-day than they were under the Manchus, in no way detracts from the complacent satisfaction of China's diplomatic agents *in paribus*; nor does it give them pause in agitating for the abolition of extraterritorial rights and against the renewal of the Anglo-Japanese Alliance, as derogatory to the dignity and distasteful to the sentiments of the Chinese people. Their attitude simply ignores all the realities of the situation.

They protest loudly (and with good cause) against the injustice done to China by Japan, and condoned by the Allies at Versailles, with regard to the Shantung question, but they say nothing of the lamentable fact that, before and after the Chinese Government's representatives at Versailles had declined to sign a Treaty which recorded this violation of their country's sovereign rights, the Government itself was busily engaged in conceding to Japan, in return for subsidies and loans, many rights, privileges and concessions calculated to prejudice their future independence. If Young China were sincere in seeking the true cause of the nation's political discontents and financial embarrassments, it would find it in the incorrigible money-lust of the mandarin class, which has always paved and still paves the way for alien policies of "peaceful penetration."

## CHINA'S DISTRESSES.

It is useless at this juncture to disguise the truth that China's weakness—more marked to-day than ever before—constitutes the pivotal fact of the Far Eastern problem. Moreover, because of the opportunities of aggression and exploitation which this weakness invites, it constitutes a constant source of dangerous rivalry. It is also evident that, if this weakness is to be cured, the nation's independence preserved, and its resources developed to the general advantage of international trade, it will be necessary before long for the Powers concerned to intervene, and to insist upon certain real reforms, namely, the disbandment of the Tsuchuns' rabble armies, the reorganization of the administration and the restoration of normal fiscal relations between Peking and the provinces.

Great Britain and Japan, as the two countries possessing the largest vested interests and trade in China, are well within their rights in discussing these matters; to refrain from so doing for fear of hurting China's *amour propre*, would be a cruel kindness. The time has come for all concerned (America included) to face the facts, to cease from proclaiming the magical virtue of political phrases, and by full and frank consultation to devise means for putting

An end to a state of affairs which cannot possibly confer credit on China's rulers, and which inflicts infinite suffering on her people. If, as I hope and believe, the Japanese Government is ready to co-operate loyally to the end, the renewal of the Alliance will be an event of good augury, and welcome to every true friend of China.

There are, of course, other aspects of the Alliance besides those which arise out of the situation in China, to which I shall refer hereafter. But when all is said and done, it was China's weakness which led to the Russo-Japanese struggle for Korea, and China's weakness must inevitably precipitate new wars, unless Great Britain and Japan, with the United States approving, take such steps as may be necessary to encourage and maintain an effective Chinese Government at Peking.

**PASSENGERS.**

## DEPARTURES

[illegible]

## KING IN JERSEY

"NOTRE EUC LE ROY."

QUANT OLD-TIME CEREMONY S.

Guernsey received the King as Duke of Normandy, and it was as "notre Duc le Roy" that he was crowned in June.

The remote past met his Majesty, in landing. By their tenures the Seigneurs of Rozel and of Des Argres are empowered to meet the Duke when he disembarks, and ride into the water up to the saddle girths, and the Seigneur of Rozel, astride a black horse, should then carry the Duke to land at his saddle bow. Mr. R. J. Lempiere and Major J. F. Giffard, the holders of these seigneuries, so far confirmed ancient custom that they met the King at the water's edge.

"Where are your horses?" asked the King laughingly, as he greeted them.

"I am afraid, sire, this water would be too deep to ride into," replied Mr. Lempiere.

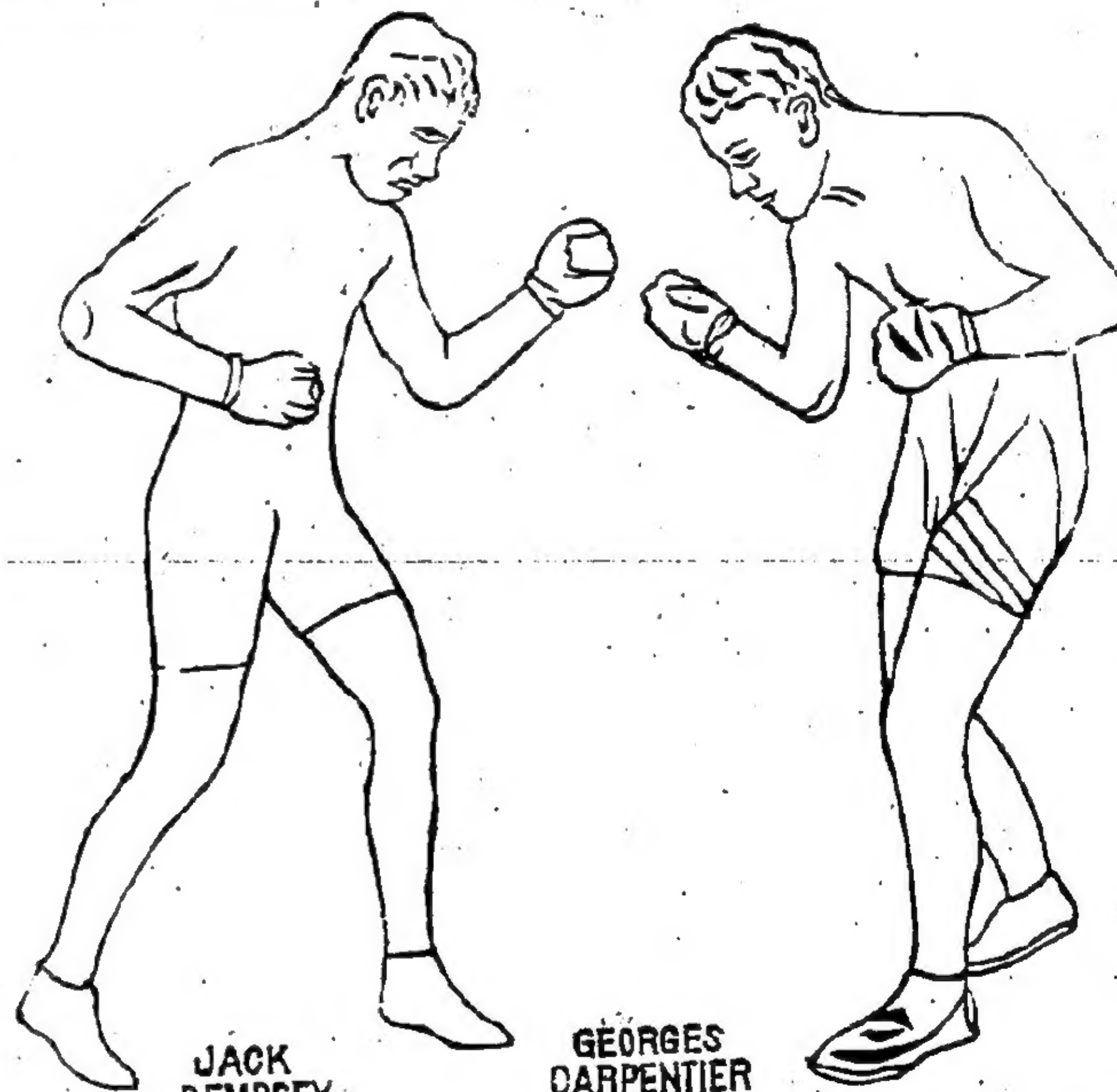
"Yes," said the King. "the world has moved on a great deal since that duty was imposed on your ancestors, has it not?"

Among the ex-Service men paraded before his Majesty on the landing stage was a contingent of Jesuit Fathers who served in the war and also one of French ex-infantrymen.

At the States chamber the King was received by a body of halberdiers, each one of whom holds a lance from the Duke on condition that he presents himself for service, armed with his halbert, when called upon by the Duke. The halberds used to day were given by Sir Walter Raleigh. They are kept in the farmhouses and handed down from heir to heir. Whoever owns the halbert also owns the

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